

City of Augusta, Maine
DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT
CODE ENFORCEMENT
ECONOMIC DEVELOPMENT



ENGINEERING
FACILITIES & SYSTEMS
PLANNING

MEMORANDUM:

TO: Planning Board

FROM: Matthew Nazar, Director of Development Services
and Betsy Poulin, Assistant Planner

DATE: December 28, 2016

RE: Winthrop Area Federal Credit Union
125 Leighton Road

SUMMARY OF REQUEST

Request: The request is for a Minor Development review as per section 300-405 and 300-603.E. The applicant proposes to build an Automatic Teller Machine (ATM) on a vacant lot with vehicle access and a bypass lane. Finance services are permitted in the zone and the Drive-Through requires Minor Development review.

Owner: Winthrop Area Federal Credit Union

Applicant: Winthrop Area Federal Credit Union

Location: 125 Leighton Road

Zoning: Planned Development District (PD)

Tax Map Number: Map 9, Lot 25

Existing Land Use: Vacant

Proposed Land Use: Finance, insurance, and real estate services (permitted)

Acreage: 1.25 Acres

SUMMARY OF SUBMITTAL PACKAGE

In the submittal package the applicant has provided the Planning Board with the following items:

1. Development Review Application Form
2. Narrative
3. Traffic Report
4. Stormwater Letter
5. Deed
6. Site Plans

Areas of Concern

1. None.

Waivers

1. The applicant has requested a waiver of the Stormwater Report submission requirement. A stormwater letter submitted with the application meets the standard for the project proposed. Staff recommends granting this waiver as the increase in impervious surface is negligible.

Staff Review

The Bureau of Engineering does not have any additional concerns.

The Bureau of Code Enforcement does not have any additional concerns.

The Bureau of Planning does not have any additional concerns.

The Fire Department does not have any additional concerns.

The Greater Augusta Utility District does not have any additional concerns.

Lot Characteristics

Minimum Lot Size – 20,000 SF. The existing lot meets this standard.

Minimum Road Frontage - 150 Feet. The existing lot meets this standard.

Minimum Lot Depth – 100 Feet. The existing lot meets this standard.

Minimum Front Setback – 25 Feet. The proposed development meets this standard

CRITERIA FOR REVIEW OF A MINOR DEVELOPMENT
(Section 300-405 of the LUO; includes Section 300-603.E Conditional Use Review)

Neighborhood compatibility (Section 300-603.E(1) of the LUO)

a) *Land Use/Visual Integrity:*

- [1] *Land Uses:* Leighton Road consists of a mix of residential and commercial uses. The lot is surrounded by Maine DOT property, with the paint warehouse building to the south. Interstate 95 is to the east. To the north is a residential property. To the west, across Leighton Road are self-storage units and a residential property.
- [2] *Architectural Design:* The site is vacant currently. ATM structure images have been provided in the submission package.
- [3] *Scale, Bulk, Building Height:* The proposed ATM structure is small in scale, bulk and building height.
- [4] *Identity, Historical Character:* Leighton Road is a mix of residential and commercial properties. This proposal is consistent with existing character.
- [5] *Disposition and Orientation:* The building will be set back from the roadway to allow adequate vehicle movement.
- [6] *Visual Integrity:* The proposed ATM does not disrupt visual integrity.



View looking north on Leighton Road. Proposed ATM site on right side of road.

- b) *Privacy*: Buffer landscaping is proposed. A line of trees exists to the north of the site.
- c) *Safety and Health*: The proposal will maintain safe and healthful conditions in the neighborhood.
- d) *Property Values*: The proposal will not have a detrimental effect on the value of adjacent properties.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding Neighborhood Compatibility.

Plans and Policies (Section 300-603.E(2) of the LUO)

The proposal is in accordance with the adopted elements of the 1988 Growth Management Plan.

Staff recommends that the Board finds the proposal is in accordance with the 1988 Growth Management Plan.



View looking northwest on Leighton Road. Proposed ATM site on right side of road.

Traffic Pattern, Flow and Volume (Section 300-603.E(3) of the LUO)

- a) *Additional Traffic*: The amount of traffic outlined in the traffic report does not cause a concern.
- b) *Safe Access*: The driveway location allow for safe access entering and exiting the property.
- c) *Emergency*: The proposal provides access for emergency services.
- d) *Movement/Parking*: The vehicular circulation design allows for bypass traffic around a vehicle at the ATM. No parking is proposed. Adequate vehicle movement capacity is proposed.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding Public Facilities.



View looking south on Leighton Road. Proposed ATM site on left side of road.

Public Facilities (Section 300-603.E(4) of the LUO)

- a) *Water Supply*: Not applicable.
- b) *Sanitary/Sewer/Subsurface Waste Disposal*: Not applicable.

- c) *Electricity/Telephone*: The site has electric power and all proposed electric will be underground.
- d) *Storm Drainage*: Culverts will be added along Leighton Road at the entrance and exit drive to the site. The property is relatively flat and additional stormwater management facilities are unnecessary.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding Public Facilities.

Resource Protection and Environment (Section 300-603.E(5) of the LUO)

- a) *Sensitive Areas*: No sensitive areas will be impacted.
- b) *Air Quality*: The proposal complies with air quality standards.
- c) *Water Quality*: The proposal complies with water quality standards.
- d) *Sewage/Industrial Waste*: No sewage or industrial waste will be generated.
- e) *Shoreland/Wetland Districts*: The proposal is not in the Shoreland Zone. Not applicable.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding Resource Protection and Environment

Performance Standards (Section 300-603.E(6) of the LUO)

- a) *Performance and Dimensional Standards*: The proposal complies with all performance and dimensional standards.
- b) *Noise*: Noise is not expected to be an issue.
- c) *Glare/Heat*: No excessive heat or glare is proposed.
- d) *Exterior Lighting*: Two pole mounted lights are proposed which comply with full-cutoff standards.
- e) *Screening*: Landscape plantings are proposed.
- f) *Signs*: A freestanding sign is proposed along Leighton Road.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding Performance Standards.

Financial and Technical Ability (Section 300-603.E(7) of the LUO)

The applicant has the financial and technical ability to meet the terms of the ordinance.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding Financial and Technical Ability.

Pollution (Section 300-404.B(1) of the LUO)

- a) *Floodplain*: The project is not in the 100 year floodplain.
- b) *Ability of Soils to support waste disposal*: Not applicable.
- c) *Slopes effect on effluents*: Not applicable.

- d) *Streams for disposal of effluents:* Not applicable.
- e) *Applicable health and water resources rules:* The proposal complies with water quality standards.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding pollution.

Sufficient Water (Section 300-404.B(2) of the LUO)

No water service is proposed.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding sufficient water.

Municipal Water Supply (Section 300-404.B(3) of the LUO)

See above.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding municipal water supply.

Soil Erosion (Section 300-404.B(4) of the LUO)

See comments above about stormwater.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding soil erosion.

Highway or Public Road Congestion (Section 300-404.B(5) of the LUO)

No significant change in traffic volume is proposed.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding highway or public road congestion.

Sewage Waste and Municipal Solid Waste Disposal (Sections 300-404.B(6) and 300-404.B(7) of the LUO)

No sewage waste or solid waste will be generated.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding sewage waste and municipal solid waste disposal.

Aesthetic, Cultural, and Natural Values (Section 300-404.B(8) of the LUO)

No undue adverse effect on aesthetic, cultural or natural values is expected.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding Aesthetic, Cultural and Natural Values.

Conformity with City Ordinances and Plans (Section 300-404.B(9) of the LUO)

The proposal conforms with city ordinances and plans, except as noted in other sections of this review.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding city ordinances and plans.

Financial and Technical Ability (Section 300-404.B(10) of the LUO)

See the Financial and Technical Ability section above.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding financial and technical ability.

Surface Waters; Outstanding River Segments (Section 300-404.B(11) of the LUO)

This proposal is not in proximity to any surface waters or outstanding river segments.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding surface waters; outstanding river segments.

Ground Water (Section 300-404.B(12) of the LUO)

The proposal is not expected to adversely affect ground water.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding ground water.

Flood Areas (Section 300-404.B(13) of the LUO)

The proposal is not in the 100 year floodplain.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding flood areas.

Freshwater Wetlands (Section 300-404.B(14) of the LUO)

See comments in the Public Facilities section above.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding freshwater wetlands.

River, Stream, or Brook (Section 300-404.B(15) of the LUO)

There is no river stream or brook on or immediately adjacent to the project site.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding rivers, streams, or brooks.

Stormwater (Section 300-404.B(16) of the LUO)

See the Public Facilities section.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding stormwater.

Access to Direct Sunlight (Section 300-404.B(17) of the LUO)

The proposal will not block access to direct sunlight to any structures utilizing solar energy.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding direct sunlight.

Title 38 M.R.S.A. Section 484, Chapters 371 and 373-377 (Section 300-404.B(18) of the LUO)

The project is not regulated by the Site Location of Development Act. Not applicable.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding Title 38 M.R.S.A/ Section 484, Chapters 371 and 373-377.

Spaghetti-Lots Prohibited (Section 300-404.B(19) of the LUO)

A subdivision is not proposed. Not applicable.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding spaghetti-lots.

Outdoor Lighting (Section 300-404.B(20) of the LUO)

See the Performance Standards section.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding outdoor lighting.